

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lee County

State: FL

PJ's Total HOME Allocation Received: \$10,451,413

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	93.27 %	91.58 %	7	93.41 %	42	44	
% of Funds Disbursed	89.68 %	81.84 %	4	84.68 %	65	69	
Leveraging Ratio for Rental Activities	1.02	7.09	21	4.72	22	17	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	78.82 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.58 %	55.62 %	3	68.18 %	83	87	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.23 %	75.03 %	19	80.32 %	19	17	
% of 0-30% AMI Renters to All Renters***	69.23 %	37.20 %	5	45.16 %	80	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.79 %	1	95.04 %	100	100	
Overall Ranking:			In State: 5 / 29		Nationally: 70 73		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$48,717	\$17,665		\$26,037	13 Units	1.20 %	
Homebuyer Unit	\$8,348	\$18,332		\$14,755	1,051 Units	94.60 %	
Homeowner-Rehab Unit	\$13,401	\$27,770		\$20,487	47 Units	4.20 %	
TBRA Unit	\$0	\$3,535		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lee County FL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$98,580	\$57,114	\$39,971
State:*	\$66,627	\$95,023	\$35,425
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	92.3	51.6	46.8	0.0	Single/Non-Elderly:	100.0	27.4	17.0	0.0
Black/African American:	0.0	16.7	17.0	0.0	Elderly:	0.0	4.9	38.3	0.0
Asian:	0.0	0.3	2.1	0.0	Related/Single Parent:	0.0	29.4	19.1	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	0.0	32.1	23.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.3	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	7.7	30.5	34.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	76.9	21.8	34.0	0.0	Section 8:	0.0	0.2 [#]		
2 Persons:	15.4	24.0	23.4	0.0	HOME TBRA:	0.0			
3 Persons:	7.7	22.5	14.9	0.0	Other:	53.8			
4 Persons:	0.0	18.9	23.4	0.0	No Assistance:	46.2			
5 Persons:	0.0	8.1	4.3	0.0					
6 Persons:	0.0	3.4	0.0	0.0					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lee County

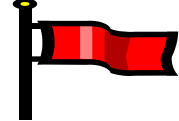
State: FL

Group Rank: 70
(Percentile)

State Rank: 5 / 29 PJs

Overall Rank: 73
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	88.58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.23	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

